

**VILLAGE OF COLD SPRING
SPECIAL BOARD for a
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION PLAN**

**Minutes
Meeting of August 25 , 2011
At Village Hall, 85 Main Street**

Present: Mike Armstrong, Chair; Anne Impellizzeri, Vice-Chair; Members: Marie Early, Stephanie Hawkins, Anthony Phillips, Michael Reisman

Absent: Karen Doyle, Cathryn Fadde, Dick Weissbrod

Also Attending: Michele Greig, GreenPlan

The Chair called the meeting to order at 7:30 pm.

Remarks of Chair

Mike Armstrong welcomed Michele Greig to the meeting. Armstrong said that at the Village Board meeting on September 6, Ted Fink will attend and discuss the public comments on the Comprehensive Plan. Ted will prepare a written response, and will be prepared to answer questions from the Village Board. Armstrong then read a letter to the editor of the Putnam County News & Recorder (attached) concerning errors in an article that appeared in the August 24 edition of the paper; the letter was signed by Armstrong and Anne Impellizzeri. Impellizzeri discussed an email exchange and phone conversation she had with Jaime Ethier about the need to review the full LWRS document at the September 17 Community Workshop, according to the work plan in the contract with the state. The plan would be to focus on the three projects at the Community Workshop and then devote 3 Special Board meetings to other topics in the LWRS. Jaime told Anne that the plan she identified was appropriate prior to sending the LWRS document to him in October/November to satisfy the work program, so long as the document is made available in its entirety and accessible for review by the public and that the public is sufficiently informed about what is available and when it will be discussed at Special Board meetings. This approach will satisfy the intent of task #17 in the work plan. It is not necessary to review the full document at the Workshop but the entire document needs to be available to the public with opportunity for public input, and sufficient publicity so that the public knows what will be discussed and when, including the three Special Board meetings.

Minutes – August 18 meeting

Anthony Phillips made a motion to approve the minutes. The motion was seconded by Anne Impellizzeri and approved unanimously.

Discussion of Special Board schedule for September, October

The following dates were identified for meetings: September 8, 15, 22 and 29, October 6, 13, 20 and 27 (with the Community Workshop on September 17). After some discussion, it was agreed to target September 8 for review of the Inventory and Analysis (I&A) and the Objectives and Recommendations (O&R) (including the additional Recommendations), September 15 to prepare for the September 17 Workshop, September 22 to review the feedback from the Workshop. The full document would be published and placed in the Village Offices, the Butterfield Library, and on the website by September 29; an LWRS public comment form, due to be returned by October 12, will also be included on the website. October 6 would be used to review the full document, with specific focus on I&A, O&R (including the additional Recommendations), the Future Land And Water Use map, and the water boundary with a request for any written comments to be received by October 12; October 13 would be used to review all oral and written comments on the any part of the document. September 29 and October 20 will not be scheduled at this time but may be used as meeting dates if the need arises. October 27 will be the normal meeting. The entire schedule of meetings that will focus on all or parts of the LWRS with opportunity for public comments will be published in a press release.

Marathon Project Report

Michael Reisman had distributed a copy of the draft Marathon Project document. He described the fact finding, the input that had been received at meetings, Workshops, the 2007 Resident Survey, comments on the Comprehensive Plan. He said that there were three key elements in the description: environmental issues, Kemble Ridge, and traffic access. He described the recommended principles for any development at Marathon, and alternative concepts that have been presented over a series of public meetings as well as feedback that has been received relative to these concepts.

Suggestions were made relative to the content and the principles. The report was very well received.

LWRP Boundary Map, with water boundary

This topic was deferred to a future meeting.

Existing and Future Land and Water Use Maps; Discussion

A discussion was held on the August 22 draft of the map and the narrative. Some questions were asked, some clarifications and changes were made. The differences between Mixed Use 1 and Mixed Use 2 were explored as well as the need for two different zoning classifications; it is possible that the two zoning classifications could be combined into one. The different zoning classifications in the FLAWU map would become the basis for future zoning amendments and changes. The narrative for commercial and mixed use may also require some changes for pedestrian safety. Michele Greig said she would provide some language in light of the discussion.

Draft Inventory and Analysis: Discussion

A draft was distributed August 18. Special Board members were asked to provide their comments by September 6.

Objectives and Actions Section: Additions, Discussion

A new draft was distributed August 25. Members were asked to provide their comments before September 6.

Public Comments

There were no public comments.

Adjournment

Early made a motion to adjourn. This was seconded by Hawkins and unanimously approved. Meeting adjourned at 10:01 pm.

Respectfully submitted,
Marie Early, Secretary

Signed,

Michael Armstrong

Aug. 25, 2011 Letter to the Editor:

Correction of Errors in PCN&R Story on Special Board Meeting

To the Editor:

We would like to correct errors in an August 24 PCN&R article on the August 18 meeting of the Special Board, with a byline of Catharine Square, headlined “Village, Town Garage Merger?” First, the date for our September Community Workshop is Saturday, September 17, not September 19, contrary to the article. The Workshop will run from 2 to 4:00

PM, in the Music Room at Haldane, and all are welcome.

There is no formal “Village Garage Group,” as we explained when Square asked us at the meeting; members of the Special Board have met in ad hoc groups of up to four to prepare drafts of several sections of the Local Waterfront Revitalization Strategy. One of those sections is about the Village Garage Site.

The people working on the draft for the Village Garage site did not consider or recommend the Overlook Park in Poughkeepsie or the Beacon Falls site development as models. They simply thought that, given the view, “Overlook Park” would be a good name for a small Cold Spring park on high ground facing Storm King.

Contrary to the assertion in the story (“If and when the village garage is to be relocated...”) the proposal for an Overlook Park is *not* contingent on any of the Village Highway Department functions moving, a point made clearly in the discussions at our meeting. Designer Ray Curran’s “Phase I” plans (which we presented May 14, and which were available for viewing at the Village Hall during the months of May and June) show all of the Village Garage functions remaining – including salt storage – with the spare land used for a public park. (By the way, the Square article also misspells Curran’s name.) Furthermore, construction of an underpass does not require relocation of any of the structures on the site. Restroom facilities are a part of the Overlook Park proposal.

No one suggested at our meeting that the municipal lot, the old car dealership, Riverview lots and access road be sold as a unit; these properties are owned by different entities. What was discussed was how future uses of these areas could best be addressed on a neighborhood-wide basis.

While the draft report does not discuss the consolidation of the Village and Town highway departments in any detail, seeing it as a separate project, the draft report does suggest that alternatives be sought for the functions now located on the Village Garage site.

The article’s assertion that the Village has budgeted \$1,246,300 for its Highway Department is wildly misleading. Square appears to count \$920,000 in one-time federal grants for the large sidewalk and storm water project now underway as part of the regular Highway budget. The Village’s Highway Department’s budget for 2011/2012 is about \$325,000, about one fourth the amount cited in the article. The Village Highway Department also collects garbage and recycling (an expense the Town does not have, since it does no collection of trash), budgeted separately at \$113,000 for 2011/2012.

We are always available to check any facts you wish to include in any story on the work

of the Special Board, and we hope that, given the recent history, you will take advantage of that offer.

Signed

Michael Armstrong, chair, Special Board for a Comprehensive Plan/LWRP

Anne Impellizzeri, vice-chair, Special Board for a Comprehensive Plan/LWRP

Contact Michael Armstrong, 7 Morris Avenue, Cold Spring, NY

845-265-3240

armstrongmichaeljohn@gmail.com